

TOWN OF NOLENSVILLE
BOARD OF MAYOR AND ALDERMEN MEETING
DATE: THURSDAY, FEBRUARY 5, 2004 TIME: 7:00 P.M.
PLACE: NOLENSVILLE TOWN HALL

Mayor Charles Knapper opened the meeting at 7:00. In attendance were Mayor Knapper, Aldermen Tommy Dugger, Larry Felts, Gail Phillips and Frank Wilson. Also in attendance were Counsel Bob Notestine, Officer George Poss, Town Engineer Rich Woodroof, Recorder Cindy Lancaster, Public Works Director Lonnie Bowden and 21 public citizens.

Alderman Wilson led the prayer and pledge.

Citizens Input:

Mayor Knapper noted that he had received a document that was submitted by Mr. Willis Wells that adhered to the "Roberts Rules of Order". He stated that he would like to see this followed in the future. Mayor Knapper distributed this to the Board and stated that he would ask for their endorsement on this procedure next month. Mayor Knapper then read through the document.

Mayor Knapper asked for citizen's input.

Dr. James Clark, 921 Oldham Drive, said that he wished to address the sprinkler ordinance. He felt that requiring sprinklers in residential sections is going above and beyond. He stated that he understood requiring "sprinklers" in commercial buildings. He noted that in his dentistry practice there is a required maintenance on the tubes and equipment. This ordinance goes further than just the initial cost of the sprinkler system. This should be the individual persons desire not a mandate.

Mr. Ken Rucker, 801 Alec Court, stated that he was opposed to this ordinance and does not understand the purpose. He further stated that he did not feel that the council had thought this through. Mr. Rucker stated that he felt it was invading the individuals desires.

Dr. Joe Curtsinger, 7380 Nolensville Road, would like to bring to the boards attention a new development called Bent Creek with a developer by the name of Steve Cates. He stated that this board and the Planning Commission should be careful and not allow someone from the outside to tell Nolensville what to do. Mr. Cates made threats at the Planning Commission meeting and Dr. Curtsinger felt these to be idle threats. He urged the board to please look at the "PUD" ordinance very thoroughly tonight for first reading tonight.

Mr. Chuck Fann, 2167 Kidd Road, stated that he would like for the board to consider what the sprinkler ordinance is going to do to the residents. He further asked the board the procedure and process of this ordinance and the PUD ordinance.

Mayor Knapper stated that this was the second reading of the sprinkler ordinance and if it is passed tonight it would become law. The PUD will be discussed at the Planning Commission meeting next week, although currently that ordinance rest with this board.

Mr. Bob Batts, Brittain Lane, stated that he would like to expound on the sprinkler ordinance in regards to square footage. He would like to see the square footage raised from 3,000 to

3,500 square feet. Additionally, he felt that the commission was bullied at the last Planning Commission meeting in regards to the PUD. This is the time and opportunity to do a development like this correctly.

Mayor Knapper stated that he had been in contact with the developer and had expressed his dissatisfaction with the demeanor of that meeting.

Alderman Phillips made a motion to approve the minutes for the regular meeting of January 8, 2004, Alderman Felts seconded this motion. The minutes were approved unanimously.

Alderman Felts made a motion to accept the Treasurers report, Alderman Dugger seconded. Recorder Lancaster reported the general fund cash on hand as being \$512,731.08, with cash disbursements being \$65,000. State Street Aid cash on hand is \$131,657.53. The treasurer's report was unanimously approved.

Commission/Committee Reports

Mr. Willis Wells Planning Commission Chair reported the following:

- The PUD was discussed extensively
- A car wash was discussed
- Mayor Knapper noted that Mr. Wells was elected Chair of this commission

There was no report for the Historic Commission:

Chief Presley Hughes reported for the Nolensville Volunteer Fire Department.

- Noted the NVFD is going through the budget process
- Currently they have not received the guidelines on the percentage through the county

Mayor Knapper reported for the Chamber of Commerce.

- Noted he had met with this group in January
- A festival is being planned for late summer/early fall
- Retail establishments are looking at the Nolensville area and some contacts have been made

Rich Woodroof, Town Engineer/Codes Official reported for the Codes Department.

- 10 building permits were issued
- Attended FEMA meeting
- Zoning ordinance continues to be reviewed
- The punch-list for McFarlin Woods has been updated

Officer George Poss reported for the Police Department.

- Today with the floods/rains it remained busy
- 2,900 total miles were driven
- 34 citations were written
- 5 arrest were made
- 19 citizens were assisted

Public Works Director Lonnie Bowden reported for the Public Works Department

- A written report was distributed to the board and there were no questions

Mayor's Comments:

Currently the schedule of fees is being reviewed. Mayor Knapper and Town Engineer Rich Woodroof had met to discuss the various fees imposed by the town to recoup plan review and other cost. Town Planner Bill Terry will have input into this process also. The fees should re-coup the cost that is placed on the town and is not intended to make a profit.

The Mayor stated that the MS4 Storm Water Committee is being formed. Rich noted that he had attended another meeting at the county and there should be a "shell" ordinance in the near future.

Mayor Knapper stated that the attorney is reviewing the negotiations with Williamson Medical in regards to purchasing the Doctors office. Counsel Notestine noted that appraisals were performed by the town and by the hospital. The medical center offered a much larger figure than either appraisal. The town has a fiduciary responsibility to pay fair market value and this will be submitted to the hospital.

Mayor Knapper noted that Assistant Chief Jason Jones and Counsel Notestine have been working on a job description for a fire inspector. Counsel will be getting back with Jason on this issue.

Mayor Knapper noted that he had met with Sheriff Ricky Headley and described to him the anticipated growth within the town. He is committed to help the Town Of Nolensville and the town is committed to assist the county.

Mayor Knapper stated the following dates for Planning Commission workshops:

February 10	March 23	March 30	April 23
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He noted that these meetings would only last two hours long with the first hour being dedicated to education and the second hour for various items of discussion.

Mayor Knapper indicated that he was very disappointed in the COPS grant, although would be working through our Congressmen for assistance.

Mayor Knapper noted that he had met with Mr. Frank Jennings with Middle Tennessee Electric. He showed the audience a map that indicated the current substations within Williamson County. There was a large "hole" in the Nolensville area that did not have a substation. Middle Tennessee Electric will be looking for a location to have one built in this area in year 2007.

There was extensive discussion on Ordinance #04-01. The board unanimously agreed to postpone this ordinance reading.

First reading of Ordinance #04-03, an ordinance to amend the zoning ordinance #01-06 to zone property into a PUD zoning. Mayor Knapper then read a letter from Mr. Mike Delvizio with Stantec Engineering firm representing Mr. Steve Cates developer of property on Clovercroft Road. This letter requested that this ordinance be deferred. Mayor Knapper

made a motion to postpone this ordinance, Alderman Phillips seconded and this motion passed unanimously.

Second Reading of Ordinance #04-02, an ordinance requiring the installation of automation fire sprinkler systems within the corporate limits of the Town Of Nolensville. Counsel Notestine stated that this is the second reading of this ordinance. This has been discussed for the past 22 months. He noted that last month a change was recommended by Jason Jones, although had not been voted on by the board. Alderman Felts noted that there had been input from various people on this and he had personally researched this on the internet from the beginning. Putting sprinklers in the homes that are in the process of being built will add to the safety. He noted that he has weighed the pros and cons and this is why he is voting for this ordinance.

Alderman Wilson stated that some definitions needed to be reviewed. He noted that there were about seven or eight changes he felt needed to be made. He stated that he had spoken to Chief Hughes in regards to the “building” definition. He noted that there was a difference between a “building” and a “dwelling”. He also noted that “E” stated “dwelling or building”. Alderman Wilson stated that if this remains the Town Of Nolensville mandates a sprinkler ordinance. Assistant Chief Jason Jones read the definition of each. Town Engineer Rich Woodroof noted that there was a small difference in the building code versus what was read by Jason. There was extensive discussion on the definitions in addition to the wording in Section 3, Subsection “E”. Alderman Wilsons concern is that with this particular wording the town is mandating. It was noted that the board’s intent for the definition for dwelling was defined as one to two family residential units while “building” defines all other structures used for occupancy in the Town Of Nolensville.

Alderman Dugger asked if “E” was amended to 105’ instead of 100’, would that allow this not to be a mandate?

Alderman Felts noted that the town had paid for three hydrants that could strategically be set. It was noted that these hydrants have already been installed.

Alderman Wilson noted that several months ago Mayor Knapper distributed a handout that indicated the cost of approximately \$7,000 to build a home in the Town Of Nolensville. This cost was for the fees for various permits. To place a fire hydrant by your home would cost approximately \$1,700. Alderman Wilson then requested clarification on Section 6, Subsection (B). This section reads that an alarm must be on the side of a building. Jason Jones stated that this was for commercial. Alderman Wilson stated that written clarification should be made to include “with the exception of one and two family dwellings”. Mayor Knapper asked that the Fire Department address the questions from Dr. Clark that was mentioned earlier in the meeting. Chief Hughes stated that currently the Nolensville Utility District inspects yard and commercial sprinklers. He noted that they were responsible for submitting letters annually to individuals with sprinklers in regards to required maintenance. Chief Hughes went over various issues and questions that were presented by Dr. Clark, in addition to extensive discussion in regards to dwellings and buildings.

Mayor Knapper asked for any further comments. Mrs. Sherry Knapper, stated that if any board member was not certain they wanted this to pass to please vote no on this ordinance. She felt that the Nolensville citizens were not in favor of any ordinance such as this.

Mayor Knapper made a motion to add in Section 3, Subsection (I) one and two family dwellings “not classified in 3 (A) through (H) are specifically exempted from the provisions of Section 3”. In addition, change to an uppercase (I) on Page 2, Section 3 (A). Alderman Dugger seconded this motion and this passed with Knapper, Dugger, Felts and Phillips for with Wilson abstaining.

Alderman Wilson made a motion to amend Section 3, Subsection (E) to read “Dwellings 3,000 square feet or more or buildings”, Alderman Felts seconded. This motion passed with Knapper, Felts, Phillips and Wilson for and Dugger against.

Mayor Knapper made a motion to add the following of Section 6, Subsection (B) “with the exception of one and two family dwellings”, Alderman Dugger seconded and this passed unanimously.

Alderman Felts made a motion to pass ordinance # 04-02, as amended, Alderman Dugger seconded and this ordinance passed with Knapper, Dugger, Felts, and Phillips for and Wilson against.

Mayor Knapper noted a letter was received from Ms. Ferguson, Principal of Nolensville Elementary School, requesting a written endorsement to the county. This endorsement would request increased funding for more “room” within the school to be utilized for various functions.

Alderman Dugger then made a motion to adjourn and Mayor Knapper seconded this motion. This passed unanimously and meeting adjourned at 9:10 P.M.

Respectfully submitted,

Approved,

Cindy Lancaster
Town Recorder

Charles F. Knapper
Mayor